

**CITY OF MANISTEE PLANNING COMMISSION**

**WORKSESSION AGENDA**

**Thursday, February 18, 2010 7:00 p.m.**  
**Council Chambers, City Hall**  
**70 Maple Street, Manistee, Michigan**

**I Call to Order.**

**II Worksession Items:**

1. Ordinance Amendment W-F Waterfront District
2. Misc.

**III Adjourn.**

All Planning Commission Meetings and Worksessions are open to the Public.

Worksessions are scheduled to allow the Planning Commission the opportunity to discuss in a less formal manner than a regular meeting. No motions or decisions can be made during a worksession.




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## MEMORANDUM

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TO: Planning Commissioners

FROM: Denise Blakeslee 

DATE: February 5, 2010

RE: February 18, 2010 Worksession

Commissioners, enclosed is a copy of the Carter Burgess Report (for those that did not get it electronically) that Jon spoke of at the meeting. I also color coded the Waterfront list of uses showing the proposed changes.

In an effort to save on postage I have enclosed the February 18, 2010 Worksession Agenda with this packet. If you are unable to attend please call me at 398-2805.

:djb

Proposed Changes

~~Delete~~

~~Discuss Further~~

~~move to Special Use~~

Effective March 27, 2006  
As Amended thru February 29, 2008

## ARTICLE TWELVE W-F -- WATERFRONT DISTRICT

### SECTION 1200 PURPOSE AND INTENT

It is the intent of this District to establish a mixed-use district incorporating a variety of recreational, residential, business or service uses on or near the Waterfront. This district is intended to encourage and promote sustainable, environmentally and aesthetically compatible developments that use or compliment the shoreline while promoting expanded use of the shoreline by the public. The W-F District is intended to host a variety of land uses including, but not limited to, residential, commercial, entertainment and recreational, service and industrial uses. [Annotation: The Language "Waterfront" was added, while the Language "Manistee Lake shoreline" was deleted by amendment 08-05, effective 2/29/08]

#### PERMITTED USES

- ◆ Accessory building with footprint less than or equal to the footprint of the principal structure
- ◆ Accessory use to uses permitted by right.
- ◆ Duplex
- ◆ Dwelling, Single unit
- ◆ Gallery or Museum
- ◆ Home Occupation, Minor subject to Section 1847, B, 1
- ◆ Outdoor Recreation, Park
- ◆ Personal Service Establishment
- ◆ ~~Places of Public Assembly, Small~~
- ◆ Professional Office
- ◆ Professional Service Establishment
- ◆ Retail Business
- ◆ ~~Shipping Facility~~
- ◆ Subdivision, and condominium subdivision consisting of permitted uses, clustered or traditional subject to the Subdivision Control Ordinance.
- ◆ Uses similar to uses permitted by right, subject to Section 530.

#### SPECIAL USES

- ◆ Accessory building with footprint greater than the footprint of the principal structure
- ◆ Accessory uses to a permitted special use

#### SPECIAL USES (CONT'D)

- ◆ Adaptive Reuse
- ◆ ~~Assembly Operation~~
- ◆ Bed & Breakfast
- ◆ ~~Communication Tower~~
- ◆ Convenience Store, w/o fuel pumps
- ◆ Day Care, Commercial and Group
- ◆ Dwelling - Multiple unit
- ◆ Eating and Drinking Establishment
- ◆ Home Based Business
- ◆ Home Occupation, Major
- ◆ Hotels
- ◆ Marina
- ◆ Mixed-Use Development
- ◆ Parking Facility, Public
- ◆ Planned Unit Development
- ◆ Studio for performing and graphic arts
- ◆ Uses similar to permitted special use
- ◆ ~~Warehouse, Public~~

\*Special Use Requires Key Street Frontage

- ◆ ~~Financial Institution~~ \*
- ◆ ~~Motels~~ \*
- ◆ Places of Public Assembly, Large \*
- ◆ Sports and Recreation Club \*
- ◆ Theater \*